

153.0

Map

0002

Block

0001.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 800,300 /

USE VALUE: 800,300 /

ASSESSed: 800,300 /

Total Card /

Total Parcel

800,300

800,300

800,300

800,300

800,300

800,300

PROPERTY LOCATION

No

Alt No

Direction/Street/City

63

EUSTIS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: HELMUTH CHRISTOPHER F & LESLIE

Owner 2:

Owner 3:

Street 1: 63 EUSTIS ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry:

Own Occ: Y

Postal: 02476

Type:

PREVIOUS OWNER

Owner 1: HINTON ERIC/NICOLE -

Owner 2: -

Street 1: 63 EUSTIS ST

Twn/City: ARLINGTON

St/Prov: MA

Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 5,838 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1937, having primarily Vinyl Exterior and 1838 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bd rms.

OTHER ASSESSMENTS

Code

Descrip/No

Amount

Com. Int

PROPERTY FACTORS

Item

Code

Description

%

Item

Code

Description

Z

R1

SINGLE FA

100

water

o

Sewer

n

Electri

Census:

Exmpt

Flood Haz:

D

Topo

1

Level

s

Street

t

Gas:

LAND SECTION (First 7 lines only)

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Infl u

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

101

One Family

5838

Sq. Ft.

Site

0

80.

1.02

9

476,110

476,100

Total AC/HA: 0.13402

Total SF/SM: 5838

Parcel LUC: 101

One Family

Prime NB Desc: Brackett

Total: 476,110

Spl Credit

Total: 476,100

IN PROCESS APPRAISAL SUMMARY

Use Code

Land Size

Building Value

Yard Items

Land Value

Total Value

101

5838.000

324,200

476,100

800,300

Total Card

0.134

324,200

476,100

800,300

Total Parcel

0.134

324,200

476,100

800,300

Source: Market Adj Cost

Total Value per SQ unit /Card: 435.54

/Parcel: 435.5

Legal Description

User Acct

GIS Ref

GIS Ref

Insp Date

Entered Lot Size

Total Land:

Land Unit Type:

Parcel ID

153.0-0002-0001.0

PREVIOUS ASSESSMENT

Tax Yr

Use

Cat

Bldg Value

Yrd Items

Land Size

Land Value

Total Value

Asses'd Value

Notes

Date

2020

101

FV

324,300

0

5,838.

476,100

800,400

800,400

Year End Roll

12/18/2019

2019

101

FV

254,100

0

5,838.

446,400

700,500

700,500

Year End Roll

1/3/2019

2018

101

FV

253,900

0

5,838.

369,000

622,900

622,900

Year End Roll

12/20/2017

2017

101

FV

253,900

0

5,838.

339,200

593,100

593,100

Year End Roll

1/3/2017

2016

101

FV

253,900

0

5,838.

309,500

563,400

563,400

Year End Roll

1/4/2016

2015

101

FV

239,300

0

5,838.

303,500

542,800

542,800

Year End Roll

12/11/2014

2014

101

FV

239,300

0

5,838.

282,100

521,400

521,400

Year End Roll

12/16/2013

2013

101

FV

239,300

0

5,838.

268,400

507,700

507,700

12/13/2012

SALES INFORMATION

Grantor

Legal Ref

Type

Date

Sale Code

Sale Price

V

Tst

Verif

Notes

HINTON ERIC/NIC

1482-139

12/17/2015

700,000

No

No

DOHERTY ETHEL R

1345-102

10/15/2007

499,900

No

No

932-150

1/1/1901

Family

No

No

N

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date

Number

Descrip

Amount

C/O

Last Visit

Fed Code

F. Descrip

Comment

4/30/2012

545

New Wind

5,047

replace 13 windows

11/7/2007

1033

Redo Kit

36,000

G9

GR FY09

5/7/1998

263

Manual

7,000

REROOF/V SIDING

ACTIVITY INFORMATION

Date

Result

By

Name

1/20/2018

MEAS&NOTICE

HS

Hanne S

12/3/2008

MLS

MM

Mary M

11/22/2008

Meas/Inspect

201

PATRIOT

1/14/2000

Inspected

264

PATRIOT

11/30/1999

Mailer Sent

11/23/1999

Measured

272

PATRIOT

7/12/1993

MF

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

